PETITION FOR ZONING VARIANCE 85-269-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B.3 to permit a side yard setback of 35 feet instead of the required 50feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The proposed construction will convert an existing carport and porch into a garage and screened porch. In order to achieve the desired objective and allow minimum useful length for the garage, the existing structure will be enclosed and extended ten feet (10'). The proposed configuration is the only economically practicable arrangement, taking full advantage of existing structural features. The side yard set-back is reduced to thirty five feet (35') with the proposed addition. The proximity of the addition represents no intrusion on neighboring houses. All lots in the community have been developed. No additional houses can be built.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: (Type or Print Name) (Type or Print Name) Signature Dorothy A. Streb (Type or Print Name) Dorothy a Street City and State Attorney for Petitioner: 202-252-9232 26 Canpowder Pd 668-6570 (Type or Print Name) Glen Arm Md Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 19th day Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of February , 1985.

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner March 21, 1985

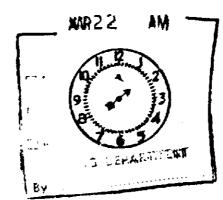
Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions Nos. 85-261-A, 85-263-A, 85-264-A, 

> There are no comprehensive planning factors requiring comment on this petition.

> > Office of Planning and Zoning

NEG: JGH: slm



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1985

Mr. & Mrs. Alan J. Streb COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

26 Gunpowder Road Glen Arm, Maryland 21057

Nicholas B. Commodar Chairman

Zoning Administration

Industrial

MEMBERS

RE: Item No. 219 - Case No. 85-269-A Petitioner - Alan J. Streb, et ux Variance Petition

Bureau of agineering Dear Mr. & Mrs. Streb: Department of

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning. State Roads Commissi Bureau of fire Prevention Health Department Project Planning Building Department Board of Education

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Tichales & Commaderi loc NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

Enclosures

NBC:bsc

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 20, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #219 (1984-1985) Property Owner: Alan J. Streb, et ux N/E end of Gunpowder Rd. & N/E Glenarm Rd. Acres: 220/210 x 332.22/332.55 District: 11th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

JAM: EAM: REC:ss

cc: File

4

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERDER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21203

cc: James Hoswell

3/20/85

Re: Zoning Advisory Heeting of 2/5/85 Property Owner: Alan J. Strab et art Location: n/e end of Compander Rd. a. MED Glenarm Rd.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

 (\*\*)There are no site planning factors requiring comment.
 ( )A County Review Group Meeting is required.
 ( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. ( )A record plat will be required and must be recorded prior to issuance of a building permit. )The access is not satisfactory.
)The circulation on this site is not satisfactory. )The parking arrangement is not satisfactory. )This property contains soils which are defined as wetlands, and development on these soils is prohibited,
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board On
)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are me-evaluated annually by the County Council.

Eugene A. Bober Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item # 219, Zoning Advisory Committee Meeting of Feb 5,95

Property Owner: Alan J. Streb

Location: ME/End of Gunponder Rd District 11

Sewage Disposal Septic System COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray plint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to te used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage racilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Admin. Stration requirements.

SS 20 1082 (1)

AUG 1 4 1985

Pursuant to the advertisement, posting of property, and public hearing on the pecition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would most result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should woot be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this dsy of March , 19 85 , that the Petition for Zoning Variance to permit a side yard setback of 35 feet instead of the required 50 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following: 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition. AJ/srl . cc: Mr. & Mrs. Alan J. Streb People's Counsel ORDER February 28, 1985 Hr. & Mrs. Alan J. Streb 26 Gunpowder Road Glen Arm, Maryland 21057 NOTICE OF HEARING RE: Petition for Variance NE/end Gunpowder Rd. and NE of Glenarm Road (26 Gunpowder Road) Case No. 85-269-A TIME: \_ 10:45 A.M. DATE: Wednesday, March 27, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland of Baltimore County BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Zoning Item # 219 Zoning Advisory Committee Meeting of 2015,85 ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact t Division of Water Quality and Waste Management at 494-3768. ) Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ) shall be valid until
) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydro-/ geological Study and an Environmental Effects Report must be submitted. ( others Due to close preximity of well to proposed Construction termite Hashing + treated we must be used (if Applicable). Septik system appears to be Surticking - properly. Routine maintenance is recommended. Central This office AT 494-2762 for additional INFORMATION NOTE: Proposed construction must be kept AT least 30 feet from well, according to Maryland State Low. Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARY LAND 21204-2586 PAUL H. REINCKE CHIEF February 11, 1985 Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Alan J. Streb, et ux Location: NE/End of Gunpowder Road and N/E Glenarm Road Zoning Agenda: Meeting of 2/5/85 Item No.: 219 Centlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A record means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior ( ) 6. Site plans are approved, as dram. REVIEWER APPROVED: Noted and Roy W. Kenning Planning Group Approved: Fire Prevention Bureau Special Inspection Division ( ) 7. The Fire Prevention Bureau has no comments, at this time.

February 26, 1985 TED ZALESKI, JR. Mr. Arnold Jation, Zoning Commissioner Office of Planning and Zoning County Office Enilding Towson, Maryland 21204 Dear Mr. Jablon: Comments on Item # 219 Zoning Advisory Committee Meeting are as follows: Alan J. Streb, et ux NE/End of Gunpowder Road and N/E Clenarm Road R.C. 5 Proposed Zoning: Variance to permit a side yard setback of 35' in lieu of the 220/210 x 332.22/332.55 The items checked below are applicable: All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 Texts to the Particle County Building Code 1981/Council B. & building/ & other /miscellaneous
permit shall be required before beginning construction C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 11.07 and Table 14.02, also Section 503.2. P. Requested variance appears to conflict with the Raltimore County Building Code, G. A charge of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require H. Defore this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Posted for: Vallance, To potmit side 11 estant Petitioner: Alan J Streb et ax Location of property: NE and Gunpowdor Bl. + NE of Glanfrom Pd. 76 Gunpowder Pd Location of Signs: Approx, 3' Fr circle road way of and of burgound of an Proporty of Patitioner.

PETITION FOR VARIANCE LOCATION: Northwest and Gunpowder Road and North-ee of Glenarm Road. (26 Gunpowder Road) DATE AND TIME: Wednes-day, March 27, 1965 at 10:45 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by author-ity of the Zoning Act and Reg-ulations of Baltimore County, will hold a publ's hearing: Petition for Variance to per-mit a side yard setback of 35 ft. instead of the required 50 Being the property of Alan J. Streb, et ux as shown on the plast filed with the Zoning Office.

In the event that this Peti-In the event that this Petition is granted, a building
permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner
will, however, entertain any
request for a stay of the issuance of said permit during this
period for good cause shown:
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing. hearing.
 By Order Of
 ARNOLD JABLON
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

March 7 . 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

> 85-269-A THE JEFFERSONIAN 18 Venetorli

Cost of Advertising

\$18.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

March 21, 1985

Charles E. Burnham, Chief

0

Mr. and Mrs. Alan J. Streb 26 Gunpowder Road Glen Arm, Maryland 21057

RE: Petition for Variance NE/end Cunpowder Rd. and NE of Glenarm Road (26 Gunpowder Road) Case No. 85-269-A

Dear Mr. and Mrs. Streb:

This is to advise you that \$47.91 is due for advertising and posting

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Ko.	005366	NOLDJABLON
•	5-40	ing Commissioner
1791 2-716	<u> </u>	
Case	KOIKI	
	17-61 27-61 Case 4	Cart FOR

## Zoning Description

Beginning at the north east end of Gunpowder Road, NE Glenarm Rd. Being recorded as three (3) adjoining parcels in subdivision of Summerfield Farms. Liber WJR No. 3724 Folio 220,223 and 226, recorded July 13, 1960.
Also known as 26 Gunpowder Road in the eleventh (11 th) Election District.

PETITION FOR VARIANCE

llth Election District

LOCATION:

Northeast end of Gunpowder Road and Northeast of Glenarm Road (26 Gunpowder Road)

Wednesday, March 27, 1985 at 10:45 A.M.

PUBLIC HEARING:

DATE AND TIME:

Room 106, ...nty Office Building, 111 West Chesapeake Avenue, Towson, Maryland

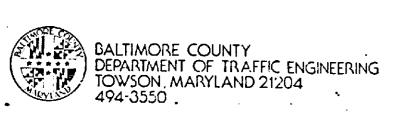
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 35 ft. instead

Being the property of Alan J. Streb, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entergood cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY



STEPHEN E. COLLINS DIRECTOR

and the same

February 28, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 210, 212, 213, 214, 215, 216, 217, 218, and 219) ZAC-Meeting of Property Owner: February 5, 1985 Location: Existing Zoning: Proposed Zoning:

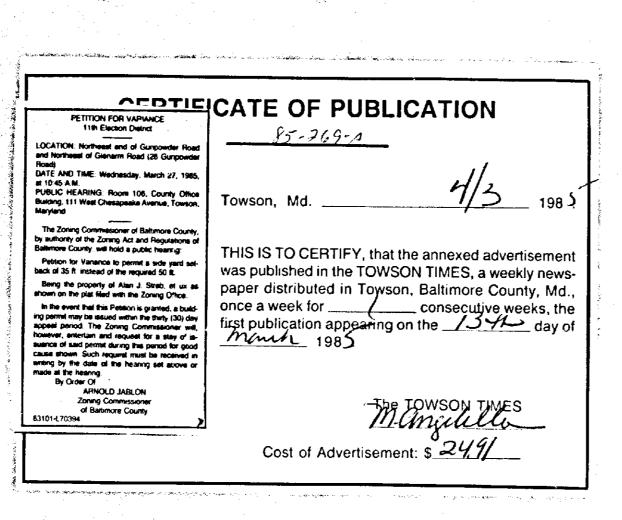
Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Michael S. Flanigan Traffic Engineering Assoc. IL

MSF/ccm



N 57° 08' 20" W PARCEL A O.BI ACRES WATERWELL PROPELLO Aures Arich Existina CENIDONAL. SEPTIC TAUE BKIZ DEVUELLS PARKLL B 0.83 Acres 195' 5 56° 55' 30" E EJECTION 1219 PLAT FOR ZONING VARIANCE DWILE - ALAN J. & OCKOTHY STEED DISTRICT II ZIDULO RE S ENBOIVISION - SUMMERSHEED FARMS RECORDED IS THERE PARKETS OF JULY 13 1960 LIBER WIR 3724 -FOLID 220 (A) FOLID 223 (B) £ FOLIO 226 (C) KNOWN AS 26 GULFEROUR RD NO UTILITIES SCALE I": 50' DEAUN BY AT. STEEN RE. 5145